



WHITE POND OFFICE PARK

Mayor's Office of Economic Development

The City of Akron

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Description

- 76 acres total/46 developable acres
- Located in west Akron, providing immediate access to Interstate 76 and 77.

Land Availability

- Sites available for innovative smart office buildings of 150,000 sq ft or greater

Development Objectives

- To provide prime development sites for office/commercial headquarters
- Quality office park setting to generate long term job growth in the City of Akron
- Land not available for speculation or resale

Development Standards

- According to LEED standards (Leadership in Energy and Environmental Design)
- Quality development standards in building materials, signage, and site improvements
- Acceptable building lot coverage is targeted at 20-30 percent, providing for planned development and future expansion

Infrastructure Improvements and Utilities

- All utilities and necessary public streets will be provided by the City of Akron without assessment to property owners
- Electricity: FirstEnergy Service Provider
- Gas: Dominion East Ohio Gas Company - Main size 6"
- Water: City of Akron - Main size 12"
- Sewer: City of Akron - Main size 8"
- Telecom: Provided by AT&T

Access

- Located adjacent to I-77, within the developing White Pond office corridor
- Airports: Akron-Canton; Cleveland Hopkins International and Akron Municipal all from 10 to 30 miles
- Water Port: Cleveland within 30 miles

Purchase Price

- Parcels are available for high profile smart office projects. Pricing is negotiable depending on the size and impact of the project.
- Capitalized ground lease option at prime rate less 2 percent for a term of up to 20 years, with transfer at end of lease for \$1.50. Lessor has the option to purchase at any time during the term for the unpaid principal balance.
- Cooperative marketing arrangements with real estate brokers.